

**Informal Meeting Minutes  
Monday, September 15, 2008  
Meeting Scheduled Start Time: 10:00 AM**

**BOARD OF SUPERVISORS  
Maricopa County, Arizona  
(and the Boards of Directors of the Flood Control District,  
Library District, Stadium District, Improvement Districts,  
and/or Board of Deposit)**



"The mission of Maricopa County is to provide regional leadership and fiscally responsible, necessary public services to its residents so they can enjoy living in healthy and safe communities"

**Board Members**

Andrew Kunasek, District 3, Chairman  
Max Wilson, District 4, Vice Chairman  
Fulton Brock, District 1  
Don Stapley, District 2  
Mary Rose Wilcox, District 5

**County Manager**

David Smith

**Clerk of the Board**

Fran McCarroll

**Meeting Location**

Supervisors' Auditorium  
205 W. Jefferson  
Phoenix, AZ 85003

## **LIBRARY DISTRICT**

The Board of Directors of the Library District convened in Informal Session at 10:00 AM on Monday, September 15, 2008, in the Supervisors Auditorium with the following members present: Andrew Kunasek, Chairman, District 3; Fulton Brock, Director District 1, and Max Wilson, Director, District 4. Absent: Don Stapley, Director, District 2, and Mary Rose Wilcox, Director, District 5. Also present: Fran McCarroll, Clerk of the Board; Liz Evans, Minutes Coordinator; David Smith, County Manager, and Victoria Mangiapane, Deputy County Attorney.

### **PRESENTATION AND ACTION**

#### **L-1. WHITE TANK BRANCH LIBRARY PROJECT**

Public notice, legal advertisement, and contract award process for the construction of the White Tank Branch Library. Presenters: Harry R. Courtright, Director, Library District and Akram Rosheidat, T.R.K. Architecture and Facilities Management, Inc. Authorize the public notice, legal advertisement and award of a contract to the best qualified design-build team for the construction of the White Tank Branch Library provided the guaranteed maximum price is not more than ten percent (10%) over the independent estimate. The source of funding for this expenditure is accumulated fund balance. Also, authorize the Chairman of the Library Board of Directors to sign the necessary documents. This is a sealed competitive selection procurement process to be conducted in accordance with the Maricopa County Procurement Code, Article 5, Section MC1-504.E Design-Build and Article 5 Procurement Procedures Manual, Chapter III.

The White Tank Branch Library will be a 30,000 sq.-ft. building just west of the intersection of Olive Avenue and Perryville Road in unincorporated Maricopa County. This project will provide public library service to the areas just east of the White Tank Regional Park. MAG projections show the library's 5-mile radius will be home to 48,800 residents in 2010 and 89,800 residents by 2020. A key project goal is to deliver a LEED certified green building in accordance with the Board's environmental initiatives. (C-65-09-005-5-00)

Mr. Courtright presented the plan for the construction of the new White Tank Branch Library. He said that they had realized the need for a library on the west side about two years ago. Mr. Courtright explained that the Library District receives a "quality of life" fee of \$600 for each new home built. The area the White Tank Library will serve currently has about 49,000

residents but is expected to grow to more than 100,000. Mr. Courtright then presented an overview of the building's design.

Akram Rosheidat of T.R.K. Architecture and Facilities Management, Inc. said the building is intended to showcase sustainability and its design will save 34,000 tons of carbon emissions. Director Wilson complimented Mr. Courtright, Mr. Rosheidat and the entire staff on this project. Mr. Courtright commented that the Library District not only has the funds to build this, but will be reimbursed over time through energy savings.

Chairman Kunasek said he would like to know more about the permeable surface mentioned in the presentation. Mr. Rosheidat explained that asphalt is hot but decomposed granite absorbs the heat and helps people get from the parking lot to the library more comfortably.

Mr. Courtright said the Library District has been experiencing double digit increases in library usage over the last six years. This year alone, usage was up 30 percent and the summer reading program increased by 58 percent as a result of the economic downturn.

Motion to approve by: Director Wilson, Seconded by: Director Brock  
Ayes: Kunasek, Brock, Wilson  
Absent: Stapley, Wilcox

**L-2. PURCHASE OF LAND TO BUILD THE WHITE TANK BRANCH LIBRARY**

Authorize the Library District Board of Directors' approval to purchase 6.2948 acres (at \$60,000 per acre) of land just west of the intersection of Olive Avenue and Perryville Road in unincorporated Maricopa County. This purchase is for the purpose of building a 30,000 sq.-ft. building which will house the White Tank Branch Library. Funds are budgeted in Library District Capital Fund (465).

MAG projections show the library's 5-mile radius will be home to 48,800 residents in 2010 and 89,800 in 2020. The District's Quality of Life Assessment has, to this point, raised \$534,209 for a library in this area. Forecasts show, over the time, the total assessments for a library located in this area to be \$9,693,366. (C-65-09-004-3-00)

Motion to approve by: Director Wilson, Seconded by: Director Brock  
Ayes: Kunasek, Brock, Wilson  
Absent: Stapley, Wilcox

**MEETING ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned.

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Andrew Kunasek, Chairman of the Board

ATTEST:

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Fran McCarroll, Clerk of the Board